



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON ZONING, PLANNING AND HOUSING

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### Voting Members:

Ron Menor, Chair  
Tommy Waters, Vice Chair  
Brandon J.C. Elefante  
Ann H. Kobayashi  
Joey Manahan

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## AGENDA ADDENDUM REGULAR MEETING CITY COUNCIL CHAMBER THURSDAY, JULY 16, 2020 9:00 A.M.

### **PUBLIC PARTICIPATION AND TESTIMONY**

Pursuant to the Ninth Supplementary Proclamation issued by Governor David Ige on June 10, 2020, relating to the COVID-19 pandemic, in order to allow public participation in a manner consistent with social distancing practices the following procedures are in effect for the meeting:

### **VIEWING THE MEETING AND RESTRICTIONS ON ENTRY**

**Except as provided below for persons wishing to present in-person oral testimony, members of the public will not be allowed into the meeting room, but may view the meeting on a live broadcast.** The meeting will be viewable: (1) on monitors situated outside of the meeting room; (2) by internet live streaming through [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) and <http://olelo.granicus.com/MediaPlayer.php?publish id=92>; and (3) by televised live broadcast on Olelo TV Channel 54.

Members of the public gathered outside the meeting room shall comply with the Safe Practices and Social Distancing Requirements set forth, respectively, in Governor Ige's Ninth Supplementary Proclamation dated June 10, 2020; and Mayor Kirk Caldwell's Emergency Order No. 2020-17 dated June 30, 2020, as amended by Emergency Order No. 2020-18 dated July 2, 2020.

After the meeting, the meeting will be viewable at <http://www.honolulucitycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

Some members of the committee and presenters may be participating by interactive conference technology from remote locations.

### **ORAL TESTIMONY**

Oral testimony will be permitted on all items on the agenda, subject to the following restrictions:

1. In-person testifiers will not be allowed into the meeting room until it is their turn to testify. Testifiers may follow the meeting on a video monitor outside the meeting room. When a testifier's name is called, the testifier may enter the meeting room to provide oral testimony and must leave immediately thereafter.

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Persons testifying at the Council Chamber are requested to register by 9:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number, and subject matter; or
- c. By calling 768-3825.

In-person registration is not available.

Persons who have not registered to testify by 9:00 a.m. will be given an opportunity to speak on an item following oral testimonies of the registered speakers. They must wait in line outside the meeting room until the next testifier is called, and they must leave immediately after presenting their testimony.

2. Persons may submit oral testimony remotely through the Webex platform. To participate, persons should visit [www.webex.com](http://www.webex.com), click "Join," enter meeting number 1469027755, and complete the registration process. Registrants will receive an email that contains links and information on joining the meeting by either phone or video conference. Remote testifiers are strongly encouraged to register at least 24 hours before the start of the meeting.
3. Each speaker may not have anyone else read their statement and is limited to a **one-minute** presentation.

### **WRITTEN TESTIMONY**

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, email address and phone number, will be available to the public on both the City's Council's pilot website: [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) as well as the City's legacy DocuShare Website. Written testimony will not be accepted in person at the meeting.

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### **MATERIALS AVAILABLE FOR INSPECTION**

Meeting materials ("*board packet*" under HRS Section 92-7.5) are available for public inspection in the hallway bookshelf next to the Council Information and Records Section's service window at Room 202 in Honolulu Hale (530 S. King St.). The materials in the board packet also are accessible at [www.honolulucitycouncil.com](http://www.honolulucitycouncil.com) by clicking on the link for each item on the online agenda for the meeting.

Accommodations are available upon request to persons with disabilities. Please call 768-3825 or send an email to [potto1@honolulu.gov](mailto:potto1@honolulu.gov) at least three working days prior to the meeting.

**THIS ADDENDUM PROVIDES DESCRIPTIONS OF PROPOSED AMENDMENTS TO  
AGENDA ITEMS 2 AND 3.**

**2. RESOLUTION 20-170 – IPD-T PROJECT AT 1500 KAPIOLANI BOULEVARD.**

Approving an extension to obtain building permits for an Interim Planned Development-Transit Project at 1500 Kapiolani Boulevard, approved by Resolution 17-221, CD1. (Applicant: Manaolana 1500, LLC and Manaolana 1488, LLC) (Transmitted by Communication D-499 [2020]) (Current deadline for Council action 9/7/20)

PROPOSED CD1 TO RESOLUTION 20-170 (Submitted by Councilmember Menor) – The CD1 (OCS2020-0702/7/15/2020 10:09 AM) makes the following amendments:

- A. Amends the title to provide that the resolution amends Resolution 17-221, CD1.
- B. Amends the first WHEREAS clause to clarify the description of the Project.
- C. Adds a new third WHEREAS clause to provide that Resolution 17-221, CD1, required that a building permit for the Project be issued within two years after the date a major special district permit is issued for the Project, resulting in a December 26, 2019, deadline.
- D. In the fourth WHEREAS clause, clarifies that prior to the December 26, 2019, deadline to obtain a building permit for the Project, the DPP approved a one-year extension of the deadline (as allowed under Resolution 17-221, CD1), resulting in a December 26, 2020, deadline.
- E. In the fifth WHEREAS clause, clarifies that the DPP, having considered the information provided by the Applicant regarding the requested extension of time, completed its report and transmitted its findings and recommendation of approval to the Council by D-499 (2020).
- F. In Condition A, provides that except as modified by the conditions set forth in the resolution, the Project must:
  - 1. Conform to the conceptual plan for the Project approved under Resolution 17-221, CD1;
  - 2. Comply with the conditions of approval set forth in Resolution 17-221, CD1; and

3. Comply with the conditions of approval set forth in the Project's special district permit.

In addition, clarifies that changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition U of Resolution 17-221, CD1; and any significant modification to the size or nature of the Project will require a new IPD-T permit application and special district permit. A change of use of the condominium-hotel units to multi-family dwelling units will be considered a significant modification and a change to the conceptual plan.

- G. In Condition B, provides that the updated plans that must be submitted to the DPP for review and approval within one year after adoption of the resolution must demonstrate compliance with LUO requirements; Resolution 17-221, CD1, conditions; and transit-oriented development regulations.
- H. In Condition C, provides that the affordable housing agreement that must be submitted to the DPP for review and approval within two years after adoption of the resolution must demonstrate compliance with the affordable housing requirements of Condition F of Resolution 17-221, CD1.
- I. In Condition D, clarifies that prior to the marketing and sale of the condo-hotel units, the Applicant shall submit to the DPP for review and approval draft condominium property regime documents that include statements informing prospective buyers that the condominium-hotel units are restricted to hotel use, and the conversion of condominium-hotel units into multi-family dwelling units is prohibited.

Deletes provisions relating to obtaining a building permit for any change of use and complying with all applicable laws and regulatory requirements because Condition A requires a new IPD-T permit application and special district for any change of use of the condominium-hotel units to multi-family dwelling units.

- J. In Condition E, adds that the \$500,000 cash contribution is in addition to Condition J.1 of Resolution 17-221, CD1, which requires an analysis and construction (if warranted) of a Barnes all-pedestrian crosswalk, and leading-pedestrian interval traffic signals at the intersection of Kapiolani Blvd. and Keeaumoku Street.

- K. Amends Condition F to allow the DPP Director to amend the conditions in the Project's special district permit to implement the conditions in the resolution.
- L. Adds a BE IT FURTHER RESOLVED clause to provide that all other provisions of Resolution 17-221, CD1, are ratified and confirmed, and remain in full force and effect.
- M. Makes miscellaneous technical and nonsubstantive amendments.

3. **RESOLUTION 20-173 – ILILANI AFFORDABLE AND MARKET RATE CONDOMINIUM PROJECT.** Amending Resolution 19-61 to reprice thirty-two units from market to affordable; add an additional floor to the parking structure; and amend exemptions relating to wastewater system facility charges and water system facilities charges for the Ililani Affordable and Market Rate Condominium Project located at 615 Keawe Street and 690 Halekauwila Street, Honolulu, Hawaii, Tax Map Keys: (1) 2-1-041: 011 and 012. (Applicant: Ililani, LLC) (Transmitted by Communication M-437 [2020]) (Current deadline for Council action 8/24/20)

PROPOSED CD1 TO RESOLUTION 20-173 (Submitted by Councilmember Menor) – The CD1 (OCS2020-0688/7/14/2020 1:32 PM) makes the following amendments:

- A. Amends the resolution title to clarify the proposed Project amendments.
- B. Amends the second WHEREAS clause to delete duplicative provisions, and add a finding that the Project is consistent with the housing and community development goals of the Hawaii Housing Finance and Development Corporation ("HHFDC").
- C. Adds a third WHEREAS clause to provide that in the midst of the COVID-19 pandemic, the Owner & Developer believes an amendment to the Project is necessary to make the Project feasible.
- D. Deletes the next WHEREAS clause, and moves the table (showing the target household income groups for the affordable dwelling units) to Paragraph A of the BE IT RESOLVED CLAUSE.
- E. Deletes the following three WHEREAS clauses, which duplicate Project amendments that are included in the fourth to the last WHEREAS clause.

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- F. Amends the fourth to the last WHEREAS clause to include a detailed description of the Project amendments.
- G. Amends the third to the last WHEREAS clause to provide that the Council reviewed the Project's revised preliminary plans and outlined specifications included in M-437 (2020), transmitted by the HHFDC to the Council on July 10, 2020.
- H. In Paragraph C of the BE IT RESOLVED clause, clarifies that the resolution approves:
  - 1. A deferral of payment of wastewater system facility charges attributed to the market-rate dwelling units (estimated at \$607,614) until a certificate of occupancy for the Project is issued; and
  - 2. An exemption from payment of wastewater system facility charges attributed to the affordable dwelling units (estimated at \$911,420).
- I. In paragraph D of the BE IT RESOLVED clause, clarifies that the resolution approves:
  - 1. A deferral of payment of water system facilities charges attributed to the market-rate dwelling units (estimated at \$337,607) until a water meter is installed; and
  - 2. An exemption to allow the Board of Water Supply ("BWS") to waive payment of wastewater system facility charges attributed to the affordable dwelling units (estimated at up to \$506,411), the amount of which will be determined by the BWS during the building permit review process.
- J. Makes miscellaneous technical and nonsubstantive amendments.

RON MENOR, Chair  
Committee on Zoning, Planning  
and Housing